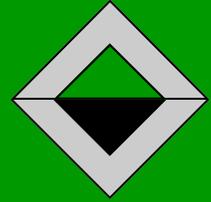
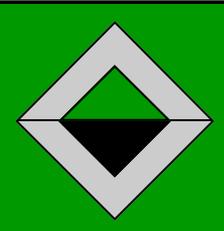
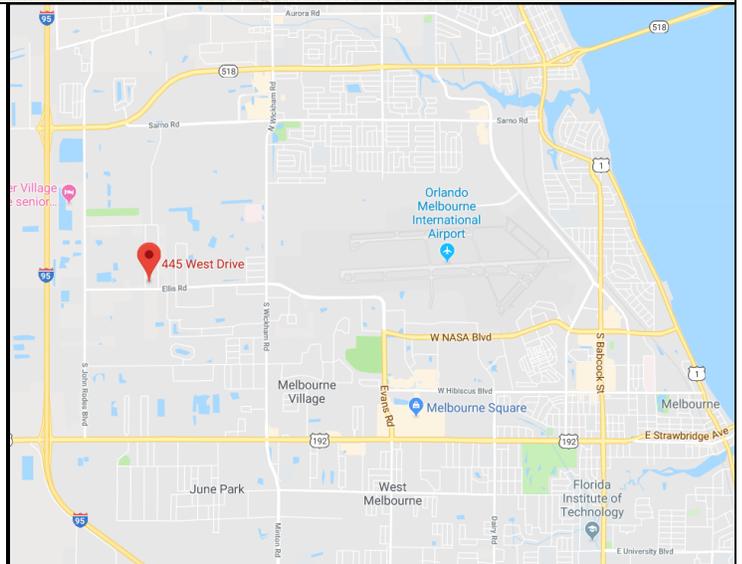


**FLEX OR OFFICE SPACE FOR LEASE**

**445 WEST DRIVE**  
Melbourne, FL 32904



- ▲ Conveniently Located off Ellis Road and Close to I-95
- ▲ 13,500 SF Fully Air Conditioned Building
- ▲ CAT 5 Wiring
- ▲ Humidity Controlled Server Room
- ▲ Located in the County
- ▲ Tilt-Wall & Concrete Block Construction
- ▲ Office or Flex Space, the Building can be Subdivided into 3 or 4 Spaces 2,700 to 5,400 SF Units
- ▲ Units are Equipped with Emergency Lighting and a Generator that can Support a Server and HVAC
- ▲ Former Call Center - Ideal for Many Uses
- ▲ \$10/SF/YR Plus \$2.25/SF/YR/NNN



*Information contained herein has been obtained from others and is considered to be reliable; however, a prospective purchaser, agent, or lessee is expected to verify all information to their satisfaction. We make no guarantee, warranty, or representations herein.*

Licensed Real Estate Broker



**Commercial**

- ▲ Management
- ▲ Leasing
- ▲ Sales

**Leasing Contact:**

**Rebecca Collura**

JM Real Estate, Inc.

Office: 321.242.2882 ext. 210

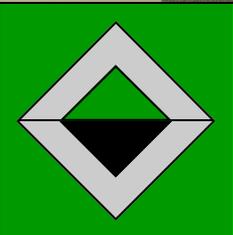
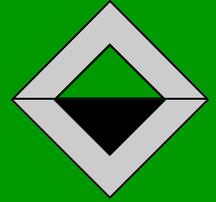
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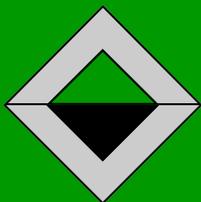
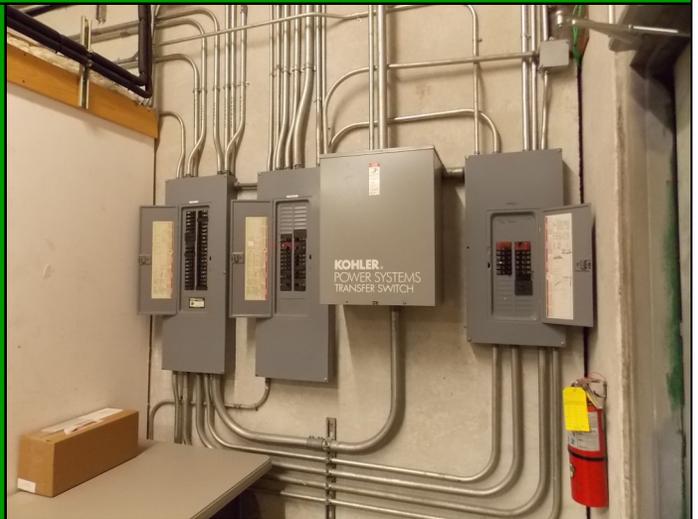
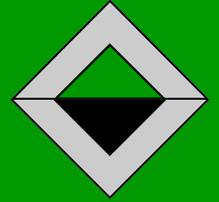
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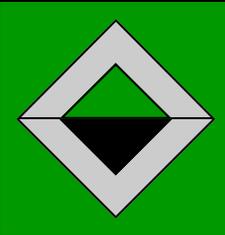
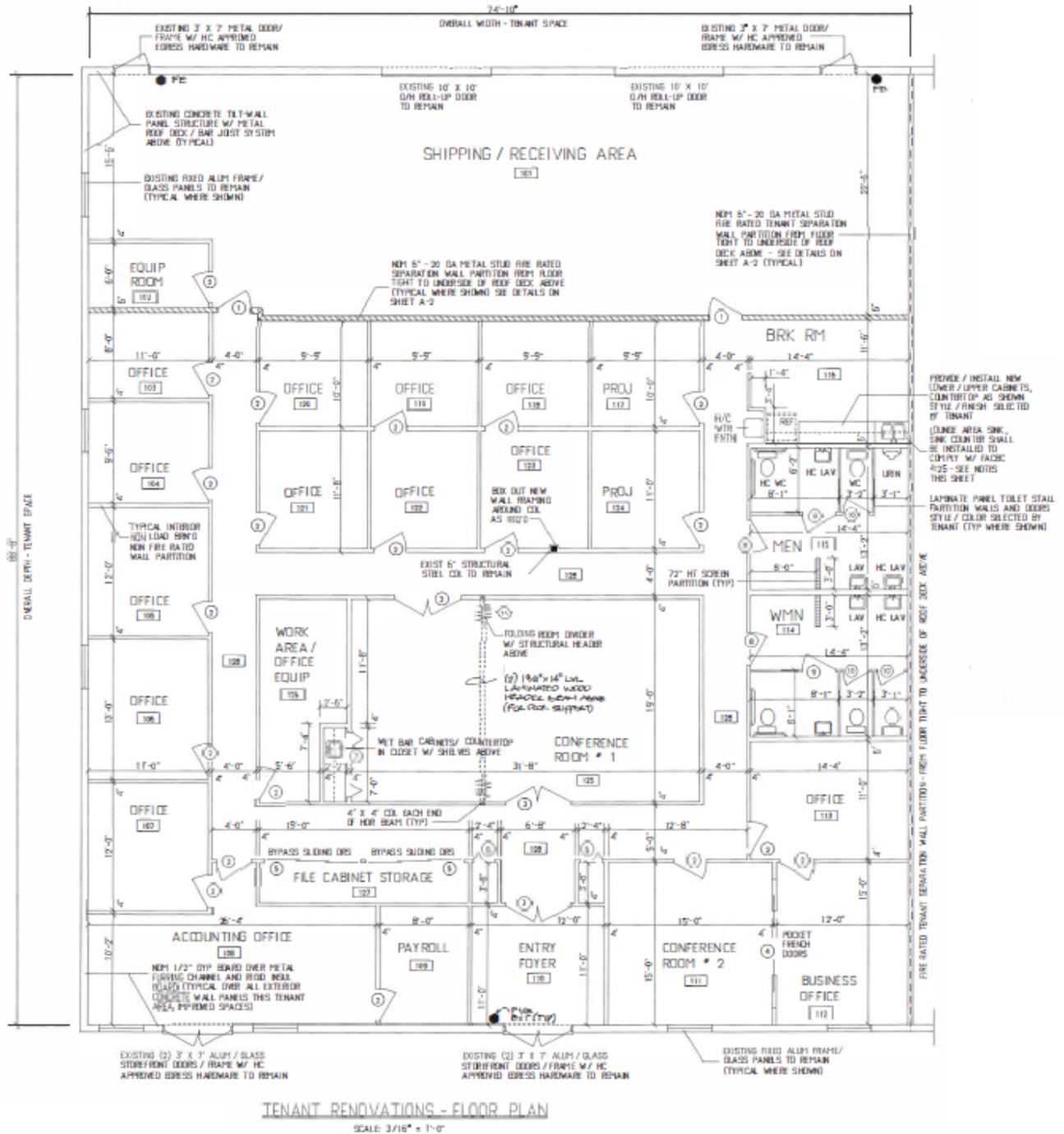
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